

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

June 5, 2014



RP14-06: proposed Replat of a portion of Lot 6, W.J. Coulter's Subdivision, Morille Tract

SIZE AND LOCATION: 1.918 acres of land adjoining the northeast side of Palasota Drive between McArthur Avenue and Bridge Meadow Lane

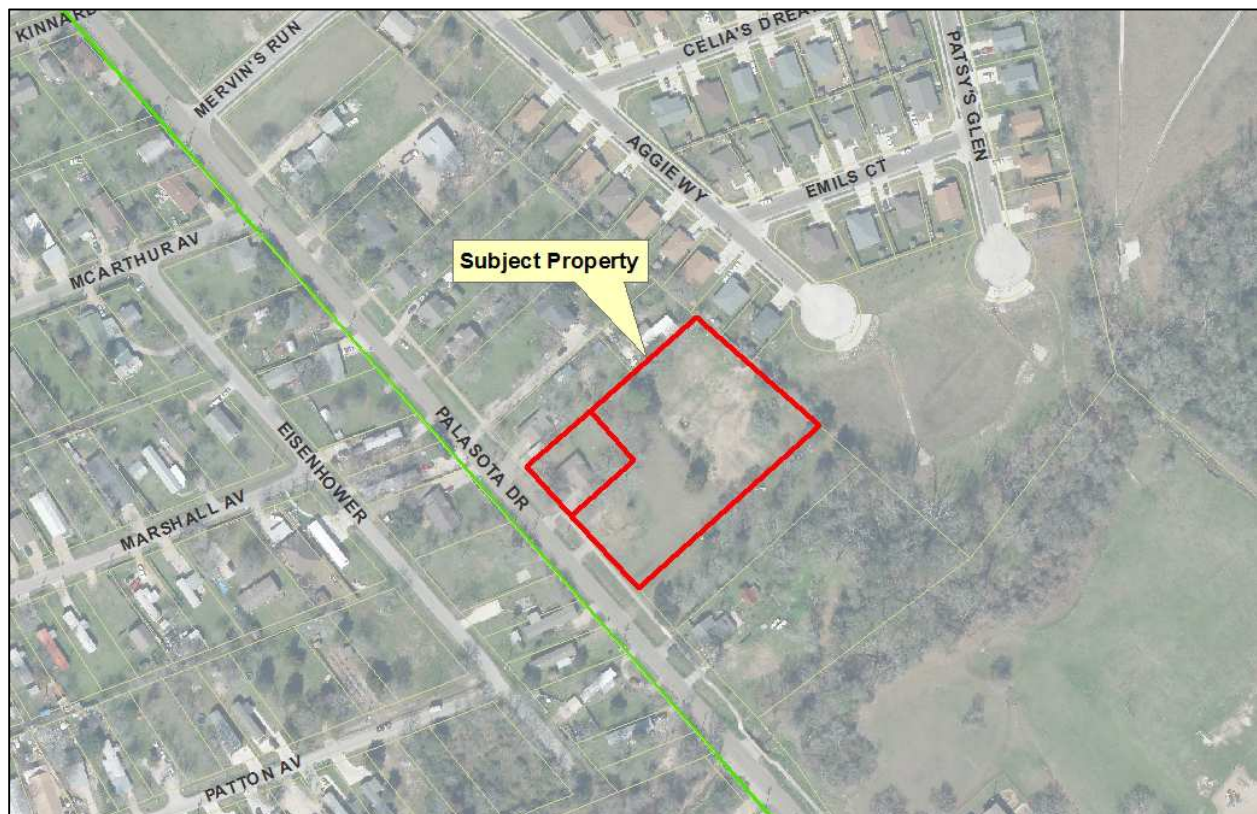
EXISTING LAND USE: single-family detached residence and vacant land

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): U&C Family Investments, Inc.

AGENT: Kerr Surveying, L.L.C.

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND AND RECOMMENDATION:

The applicants/property owners, U&C Family Investments, Inc. are proposing to reconfigure these two lots on a total of 1.918 acres into three new lots (proposed Lots 6R-1, 6R-2 and 6R-3). The subject property is currently zoned Residential District – 5000 (RD-5). The three new lots are proposed to be 1.317, 0.337 and 0.265 acres in size, respectively. The purpose of this replat is to accommodate future development. No new public infrastructure is required in conjunction with this proposed replat. The applicants are proposing to dedicate 20 of additional right-of-way for Palasota Drive, classified as a minor arterial street on Bryan's Thoroughfare Plan. The desirable right-of-way width for minor arterial streets per current design standards is 100 feet. The right-of-way for Palasota Drive in front of this proposed re-subdivision is currently 50 feet with 23 feet of pavement

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.